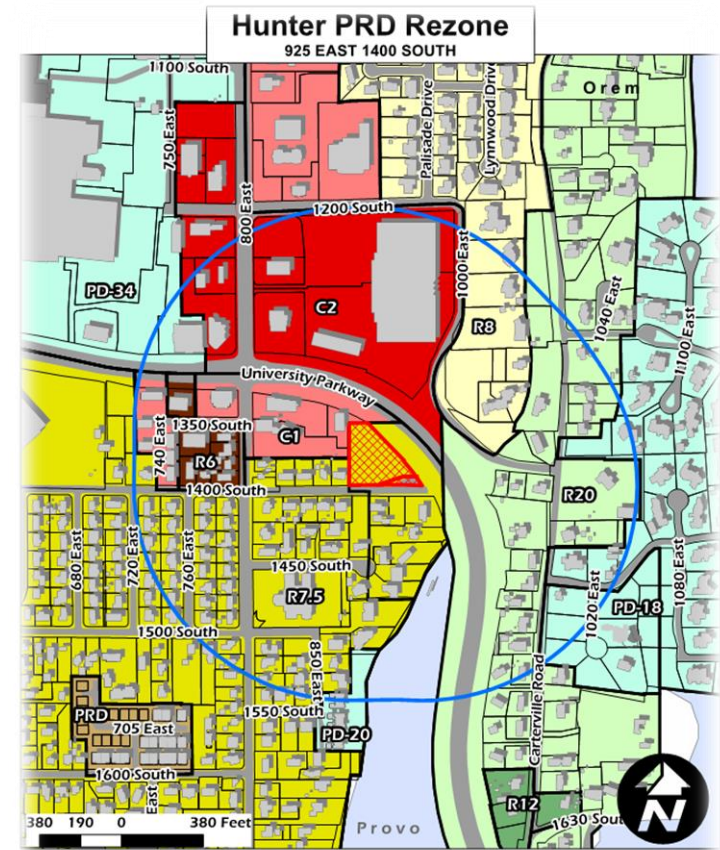




PUBLIC HEARING— Amending Article 22-5-3(A) and the zoning map of Orem City by changing the zone at 925 East 1400 South from R7.5 to Planned Residential Development (PRD) and amending Appendix “RR” by adding the concept plan and building elevations of the Hunter PRD



- R7.5 to Planned Residential Development (PRD)
- 1.50 acres
- Vacant property was previously a church site
- 10-unit townhome development



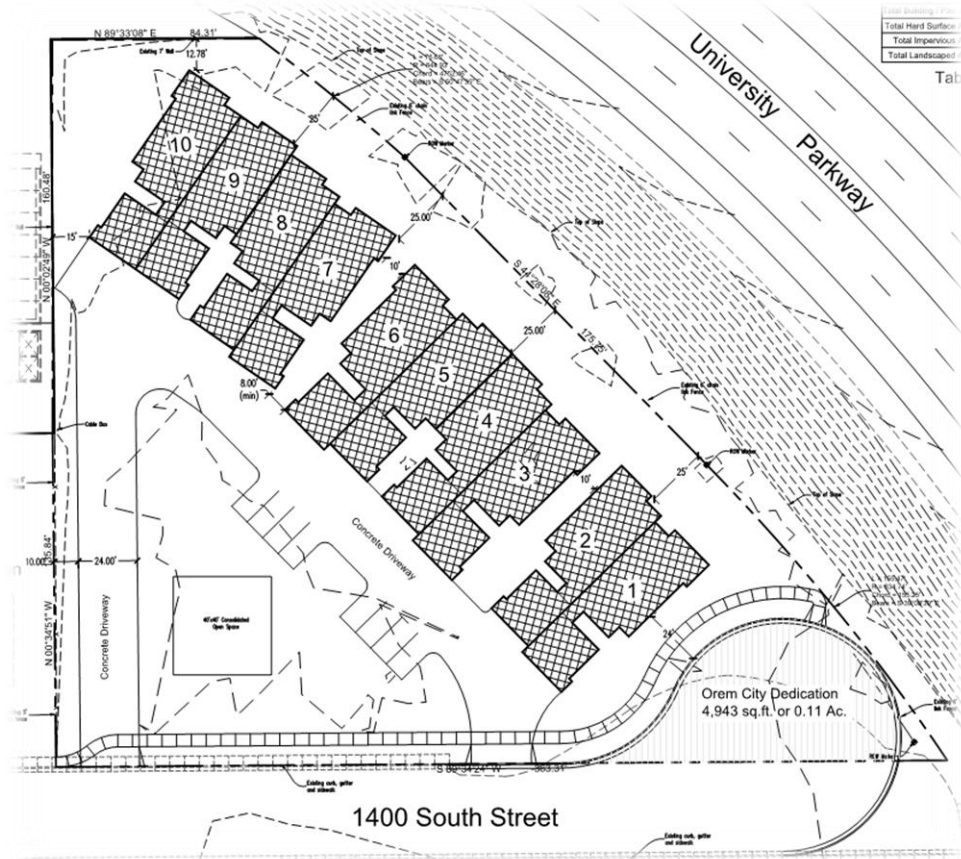
Hunter PRD rezone
R7.5 to PRD
1.50 acres

NIA CONTACT:
Hillcrest
Dewon Holt

Legend

- 1000' notification buffer
- Hunter PRD rezone
- Buildings
- Parcels



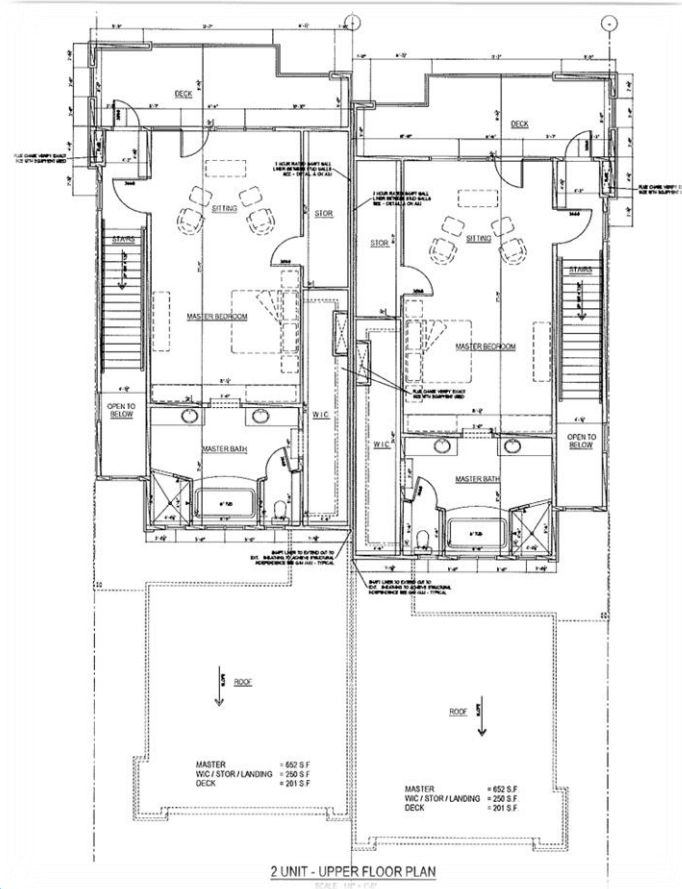
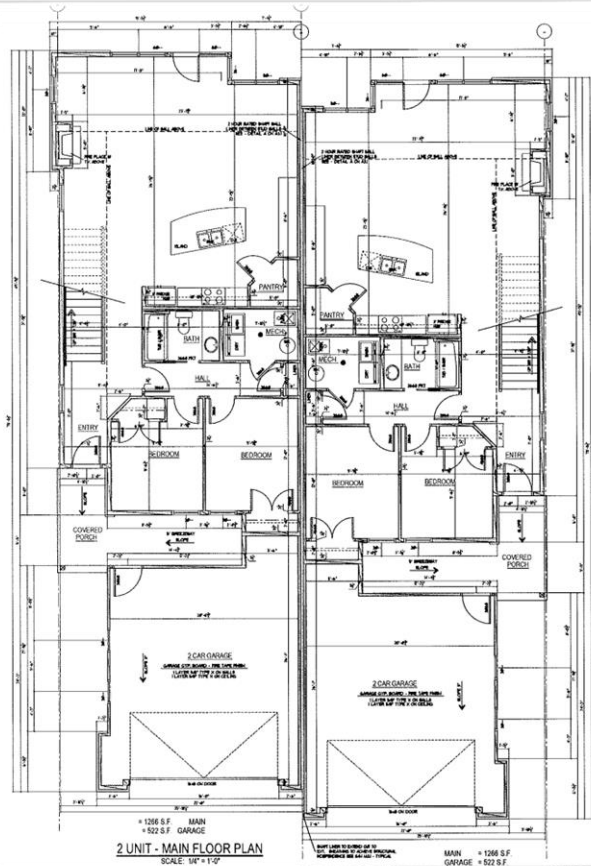




Changes proposed from current PRD zone standards

- 28' 6" at highest point (27')
- 75% square footage of main floor on second floor (60%)
- 1.5/12 roof pitch (5/12)





Advantages:

- Approval of the applicant's request would allow for the development of an attractive PRD that would have spectacular views.

Disadvantages:

- The subject property may have a higher and better use as an office building due to its location at a gateway to the City, its proximity to other office developments and its outstanding views, however, access would be through a residential area.
- Traffic generated by a PRD on the property might be slightly higher than if the property were developed under the R7.5 standards.

RECOMMENDATION: The Planning Commission recommends the City Council amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone at 925 East 1400 South from R7.5 to Planned Residential Development (PRD) and amend Appendix "RR" by adding the concept plan and building elevations of the Hunter PRD. Staff supports the recommendation of the Planning Commission.

